

**CITY COUNCIL MEETINGS OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, MARCH 8, 2010**

The City Council of the City of Leon Valley, Texas, met on the 8th day of March 2010 at 6:00 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

SPECIAL CITY COUNCIL MEETING - 6:00 P.M.

Call to order.

Mayor Riley announced that the meeting would be a joint meeting held with the Leon Valley Economic Development Corporation's (LVEDC) Board of Directors.

Mayor Riley called the Special City Council Meeting to order at 6:00 p.m. and asked that the minutes reflect that the following members of Council were present: Reyna, Baldrige, Dean, and Nelson. Mayor Riley announced that Councilman Garcia had an excused absence due to work commitments.

City Manager Lambert, City Secretary Feutz, Economic Development Director Ryan, and City Attorney McKamie were also present.

Leon Valley Economic Development Corporation (LVEDC) Board of Directors' Chairman Mike Davis called the LVEDC Special Meeting to order and announced that a quorum of members were present: Nancy Marin, Claude Guerra, Abraham Diaz, and Dr. Georgia Zannaras.

Public Hearing before the City Council and the Leon Valley Economic Development Corporation Board of Directors: regarding a request to approve the Larry Little - Leon Valley Town Center Project as recommended by the Leon Valley Economic Development Corporation.

After reading the agenda caption, Mayor Riley announced that this meeting was being held jointly for the second reading of the proposed resolution and she announced that a presentation would be given by the LVEDC Board on the proposed development project, followed by a public hearing, and then Council would consider action on adoption of a Resolution.

A. Presentation by the Leon Valley Economic Development Corporation on the proposed project

Economic Development Director Ryan addressed Council stating that the presentation to be given by the LVEDC will provide information on a new development project which is expected to increase sales tax revenue for the City and to help stop business leakage to sites outside Leon Valley. She introduced the LVEDC Board Chair Mike Davis, who presented information with slides on the proposed town center project of Larry Little that included the development of a 70,000 square foot mixed use facility.

Mr. Davis explained how this project fit into the City's plans and why the LVEDC felt that this proposed project was so important. He explained that the proposed development would follow a design concept similar to The Ridge Shopping Center at Lockhill-Selma and Loop 1604. He presented estimates of potential sales tax revenue for the City and LVEDC when the center was fully built out of \$133,000 - \$425,000 annually.

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LVEDC Board member Mick McCarley joined the meeting at 6:07 p.m.

Mr. Davis further explained how the LVEDC Board estimated the potential sales tax revenue for this project and explained how the LVEDC recommended that the \$500,000 needed for this project be leveraged over the next fifteen years in the form of a loan with payments of approximately \$42,000 per year. Mr. Davis noted that because the project required an expenditure by the LVEDC of more than \$10,000, the Corporation must receive Council approval before it can move forward with its financial support.

B. Open Public Hearing

Mayor Riley opened the public hearing at 6:10 p.m. and invited anyone to come forward to address the Council and Corporation on the proposed project.

Resident Al Uvietta addressed the Council and Corporation and expressed his support of this project and encouraged Council to vote in favor of the project.

Tony Flores, President of the Leon Valley Area Chamber of Commerce, spoke in favor of the proposed project and stated that the Chamber supported the 4B sales tax initiative and asked Council to support the project to bring more business to Leon Valley and produce more jobs in the City.

C. Close Public Hearing

Hearing no one else, Mayor Riley announced the public hearing closed at 6:12 p.m.

Leon Valley City Council to consider action on the SECOND READING of Resolution No. 10-007 - a request to approve the Larry Little - Leon Valley Town Center project as recommended by the Leon Valley Economic Development Corporation and approving the Leon Valley Economic Development Corporation (LVEDC) project request for use of 4B Economic Development Sales Taxes in excess of \$10,000

Mayor Riley read the item listing as it appeared on the agenda.

A motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to adopt Resolution No. 10-007 as presented. Upon unanimous vote, Mayor Riley announced that the Resolution 10-007 was approved.

Adjourn.

A. Leon Valley Economic Development Corporation

Hearing no further business, a motion was made by LVEDC Board Chair Davis and seconded by Dr. Zannaras, to adjourn the LVEDC meeting at 6:13 p.m. Chairman Davis announced that the Special Meeting of the Leon Valley Economic Development Corporation was adjourned.

B. Leon Valley City Council.

Hearing no further business, a motion was made by Councilman Reyna, seconded by Councilmember Nelson, to adjourn, and Mayor Riley announced the Special City Council

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meeting was adjourned at 6:13 p.m.

Mayor Chris Riley

ATTEST:

Marie Feutz
City Secretary

Approved by unanimous vote of City Council at the Regular City Council Meeting of March 16, 2010.